

STATE OF TEXAS

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Filed for Record at 8:05 M.
CATHY JENTHO, COUNTY CLERK

COUNTY OF EASTLAND

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JAN 05 2024

NOTICE OF FORECLOSURE SALE

EASTLAND COUNTY, TEXAS
By EN Deputy

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Eastland County, Texas and more fully described as:

Lot 152 Hidden Shores Drive, Cisco, TX 76437; a/k/a

Lot No. 152, Final Plat of Hidden Shores at Lake Cisco, a Subdivision in Eastland County, Texas, according to the Plat Recorded in Document No. 2018-003223;

2. **Owner(s):** Mr. Michael Govea

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 6, 2024

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Eastland County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of record affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

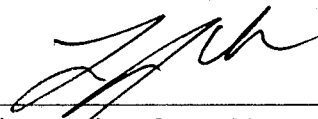
5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Hidden Shores on Lake Cisco Property Owners' Association, Inc. for the failure of the above-referenced owner(s) to

pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$10,312.50, as of January 2, 2024.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: January 2, 2024



**Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Spizman, Vrutti
Patel, and Jennifer Chacko, Attorneys &
Substitute Trustees**

MANNING & MEYERS
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE-NAMED ASSOCIATION.